CITY OF SAMMAMISH
WASHINGTON

RESOLUTION NO. R2013 - 559

A RESOLUTION OF THE SAMMAMISH CITY COUNCIL PROVIDING GUIDANCE TO CITY STAFF REGARDING TOWN CENTER REGULATIONS

WHEREAS, Sammamish adopted the Town Center Plan in 2008 and implementing regulations in 2010 to guide new development and create a central gathering place; and

WHEREAS, the City of Sammamish wishes to support economic development in the city generally and focus new growth in the Town Center area; and

WHEREAS, the country's economic downturn occurred just as the Town Center plan and regulations were completed; and

WHEREAS, in 2013 the City Council's Community and Economic Development Committee (CEDC) has been studying the issues facing developers and property owners wishing to develop projects in the Town Center; and

WHEREAS, the City contracted with Community Attributes, Inc. (CAI) to review and analyze the adopted regulations and their recommendations have been reviewed by the CEDC and the full City Council; and

WHEREAS, the adopted plan and regulations each set high standards for new development including requiring structured parking and reducing stormwater impacts; and

WHEREAS, the cost of meeting all applicable standards is often expensive and may affect the financial viability of a desirable development project; and

WHEREAS, the City's adopted regulations include areas of flexibility that applicants can request and that can be administratively reviewed and approved; and

WHEREAS, it is in the public interest that City staff are provided with guidance from the City Council to exercising that administrative responsibility under adopted City code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, RESOLVES AS FOLLOWS:

Section 1. City Council Guidance. For new development in the Town Center area, staff should utilize the flexibility designed into the adopted regulations to assist applicants in project design and in the permitting process to improve the likelihood of financial viability. Such flexibility should be employed following demonstration by the applicant that meeting the higher standard is not feasible, and should include but is not limited to:

a. Reducing the structured parking requirement for commercial and mixed use projects from 80% to 50% of required stalls (SMC 21B.40).
b. Reducing the stormwater volume requirement for commercial and mixed use projects from 100% to 60% of the applicable standard. The staff should continue to implement an 80% volume standard in the Ebright Creek basin, where feasible (SMC 21B.85).

Section 2. Additional Efforts. Provided budgetary authorization and resources are available, staff is directed to undertake other supportive activities to promote new development in the Town Center, including but not limited to:

a. Publishing a User Guide to the Town Center permitting process.
b. Developing and implementing a Marketing Plan for the Town Center.
c. Continuing to provide information and assistance with land assembly.
d. Developing city-led Unified Zone Development Permits and up-front SEPA reviews.

Section 3. On-going Activities. Staff should continue efforts to complete the Economic Development Strategic Plan (EDSP) process in 2014 based on guidance from the City Council and input from community members and stakeholders. The EDSP should be used as an input to the Comprehensive Plan Rewrite process known as "Sammamish 2035."

Section 4. Effective Date. This resolution is effective immediately upon adoption.

Section 5. Severability. Should any section, paragraph, sentence, clause or phrase of this Resolution, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Resolution be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Resolution or its application to other persons or circumstances.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 3rd DAY OF DECEMBER, 2013

CITY OF SAMMAMISH

Mayor Thomas T. Odell

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Approved as to form:

Mike Kenyon, City Attorney

Filed with the City Clerk:	November 27, 2013
Passed by the City Council:	December 3, 2013
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